



Planning Commission Meeting
March 18, 2020 6:00PM

Tim Hauptert called the meeting to order at 6:02 p.m.

PRESENT: Mayor Cegelka, Jeff Adie, Scott McColl, Tim Hauptert

ABSENT: Kel Billings

OTHERS PRESENT: CBO Bob Rodic, Law Director Mark Marong (by phone), Engineer Mike Henry

**Motion by Jeff Adie seconded by Mayor Cegelka to approve the minutes
of the February 19, 2020 Planning Commission Meeting.**

**Yeas—Mayor Cegelka, Adie, McColl, Hauptert
4 yeas – 0 nays
Motion carried**

PUBLIC HEARING:

Public Hearing for the purpose to discuss a request for an area variance of 1.06 acres from the 3-acre minimum lot size to permit a storage, packaging and shipment facility at 7634 Bond Street.

The Public Hearing opened at 6:02 PM. There being no comments the Public Hearing closed at 6:03 PM.

Public Hearing for the purpose to discuss a request of a conditional use permit for a storage, packaging and shipment facility at 7634 Bond Street.

The Public Hearing opened at 6:03 PM. There being no comments the Public Hearing closed at 6:04 PM.

Discussion took place to amend the order of the Agenda to hear New Business first.

NEW BUSINESS:

REQUEST FOR AN AREA VARIANCE OF 1.06 ACRES FROM THE 3-ACRE MINIMUM LOT SIZE TO PERMIT A STORAGE, PACKAGING AND SHIPMENT FACILITY AT 7634 BOND STREET:

CBO Bob Rodic reported; the owner of the property at 7634 Bond Street, and Beachwood Auctions LLC. are requesting an area variance to allow the occupancy, use and operation for the storage, packaging and shipment of goods to a winning bidder of an online auction sale within a multi-tenant structure on their property and a conditional use permit.

The property is zoned Limited Industrial District and a distribution facility/warehouse is permitted as a conditional use pursuant to Zoning Code Table 1139.02 Permitted Use Table and conforming to the Use-Specific Standards listed in Chapter 1147.02(d).

The lot is approximately 1.9 acres in area and is two-hundred (200') wide. It abuts the country home residential district to the west. The contiguous residentially zoned property is approximately 200' wide and is owned by First Energy Corporation. The lot is approximately 310' from the nearest residentially-occupied property. The application does not conform to the Zoning Code. Chapter 1147.02 requires a three (3) acre minimum requirement for a distribution facility/warehouse. The existing lot is approximately 1.9 acres. The application includes notice of the Public Hearing, description of the variance request, site location of the space within the structure and images facing the residential zoned property to the west of the site.

Attorney Dennis Nevar, representing Beachwood Auctions LLC, was in attendance and commented; the nature of business of Beachwood Auctions LLC is packaging, storing and shipping of antiques and collectibles. It will be based on online auction sales. The proposed use will not result in customers being present at the property at any time, will not include outdoor storage of any kind, will have minimum employee parking only, which will result in minimal vehicular traffic on the property and will not utilize any significant mechanical equipment whatsoever. The tenant is also requesting that the Planning Commission approve a 1.06 acre Area Variance to the minimum three (3) acre lot size requirement contained in Codified Ordinance Section 1147.02(d)(1) and waive the landscaping requirement contained in Codified Ordinance Section 1147.02(d)(4). Mr. Nevar noted per the Village of Glenwillow Codified Ordinance Section 1119.08(b)(2), the "practical difficulty" criteria for approval of an Area Variance are all met.

Motion by Jeff Adie seconded by Scott McColl for approval of an Area Variance of 1.06 acres from the 3-acre minimum lot size to permit a storage, packaging and shipment facility at 7634 Bond Street.

**Yeas—Adie, Cegelka, Hauptert, McColl
4 yeas – 0 nays**

Bob Rodic commented; the nature of landscaping has been discussed and recommended the motion to include no additional landscaping is warranted along the western property line. As part of the request for a conditional use permit the applicant is requesting relief from Chapter 1147.02(d) (4) which specifies certain landscape requirements for a distribution/warehouse facility. This was thought to be an issue managed by variance and the applicant filed an application for such. The request for relief can be found in the application for variance.

Motion by Scott McColl second by Jeff Adie for approval of a conditional use permit for a storage, packaging and shipment facility at 7634 Bond Street.

**Yeas—Adie, Cegelka, Hauptert, McColl
4 yeas – 0 nays**

Motion by Mayor Cegelka second by Jeff Adie to waive the landscaping requirements in Chapter 1147.02(d) (1) requiring a three (3) acre minimum requirement for a distribution facility/warehouse. The existing lot is approximately 1.9 acres.

**Yeas—Adie, Cegelka, Hauptert, McColl
4 yeas – 0 nays**

OLD BUSINESS:

REQUEST FOR APPROVAL OF A TREE REMOVAL AND LOT CLEARING PLAN IN ANTICIPATION OF CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING AT 7530 PINECREST LANE:

CBO Bob Rodic reported; at the last Planning Commission meeting discussion took place of the grading and the location of the anticipated construction of a new single-family dwelling at 7530 Pinecrest Lane. The Applicant, Curtis McClure submitted a topographical plan showing the location of the structure, as requested, along with the application.

Mike Henry commented; the grade limits stop short of the clearing of the trees. His recommendation is to make part of the motion to seed and mulch where the trees were removed.

Jeff questioned if there was a time line of when construction would begin Bob Rodic commented; construction is planned to begin in June. Mr. McClure was advised of all permits and approvals needed before construction can begin. Jeff asked if a condition can be added to the motion to be sure the lot will not be cleared and left for a significant time before construction. Jeff's concern is water runoff from the cleared onto the adjacent property. Mike Henry commented; as part of the tree clearing plan a silt fence would be require and maintained to prevent stormwater runoff.

Motion by Mayor Cegelka seconded by Scott McColl for approval of a lot clearing plan in anticipation of a new single-family dwelling at 7530 Pinecrest Lane once the application has been approved and subject to final approval of Engineering and Building.

**Yeas—Adie, Cegelka, McColl
3 yeas – 0 nays
abstain-Hauptert**

Mark Marong commented; the Special Planning Commission meeting scheduled for March 31, 2020 may have to be canceled due to the current COVID-19 health crisis. He will keep the Board informed.

Resident Jerald Hoover was in attendance and commented; at one time Bond Street was the large industrial section and had one-acre parcel requirements; why is it now 3-acre requirements. Bob

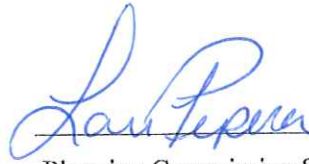
Rodic commented; the requirement for 3 acres is for warehouse distribution that does not only apply on Bond street. In 2016 the Zoning Code was more refined to apply more continuity throughout the Village.

There being no further business to come before the Planning Commission, motion by Jeff Adie seconded by Scott McColl to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:40 p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera